



Local Agency Formation Commission of Napa County
Subdivision of the State of California

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We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Agenda Item 5b

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: August 3, 2015

SUBJECT: Current and Future Proposals

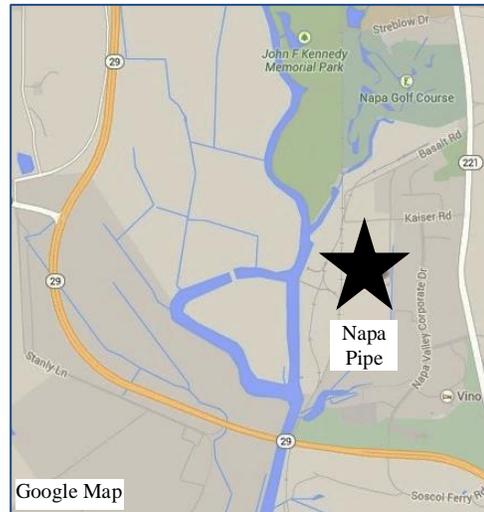
INFORMATION

There are currently zero active proposals on file with LAFCO of Napa County (“Commission”) and four anticipated new proposals that are expected to be submitted to the Commission in the near future based on discussions with proponents. A summary of anticipated proposals follows.

ANTICIPATED

Napa Pipe Sphere of Influence Amendment and Annexation to the City of Napa

The Napa Pipe area is comprised of two parcels totaling 155 acres located on the east bank of the Napa River approximately three miles south of downtown Napa. The area is contiguous to and surrounded on three sides by the City of Napa’s present boundary. Access to the site is exclusively by means of the City’s street network, most notably Kaiser Road west of the Napa Vallejo Highway. A portion of the site (18.5 acres) at the southern end is already within the City’s sphere of influence. The site is flat with industrial and office park uses to the east and south. Part of the site and adjacent areas are wetlands. The City has reached an agreement with the County of Napa outlining various procedures relating to the development and timing of the project. The Napa Pipe project is highlighted by the inclusion of a Costco (or similar) retail store, a 150-unit continuing care retirement center for seniors, a 150-room hotel, parks and open space, and up to 945 residential units. The developer, Napa Redevelopment Partners, is expected to submit an application to concurrently amend the City’s sphere of influence and annex the first phase of Napa Pipe within the near future. The County has already certified a final environmental impact report reviewing and analyzing all potential environmental impacts associated with the Napa Pipe project pursuant to the California Environmental Quality Act.



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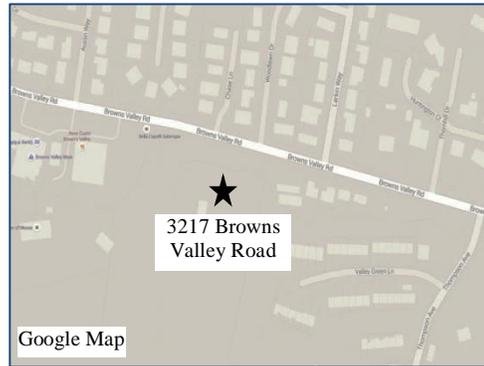
Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

Annexation of 3217 Browns Valley Road to the Napa Sanitation District

At its June 29, 2015 special meeting, the Commission formally ratified an outside service agreement involving the Napa Sanitation District (NSD) and the landowner of 3217 Browns Valley Road. The landowner of 3217 Browns Valley Road has experienced failure with the private onsite septic system and required an emergency connection to NSD, which was conditionally approved by the Chair on June 3rd. One of the conditions of the outside service agreement requires the landowner to submit an application to annex 3217 Browns Valley Road to NSD for purposes of appropriately formalizing the long-term public service commitment. The deadline for the landowner to submit an annexation application is June 29, 2016. An application to annex the property is expected to be submitted within the next several months.



Big Ranch Road No. 6 Annexation to Napa Sanitation District

A representative of a landowner has inquired about annexation to NSD. The proposal would involve four parcels located at 2101, 2127, 2129, and 2133 Big Ranch Road. An application is expected to be submitted within the current calendar year.



Rancho/West Park Island Annexation

A landowner within an unincorporated island identified as "Rancho/West Park" has inquired about annexation to the City of Napa. The property is ineligible for annexation by itself given that it would result in the creation of a new unincorporated island to the immediate east, which is precluded under Government Code (G.C.) Section 56744. However, G.C. Section 56375.3 allows for expedited annexation proceedings involving entire islands if the island meets certain criteria. This statute also allows for the waiver of protest proceedings. The Rancho/West Park island consists of 19 parcels totaling 10.1 acres and meets all required criteria outlined under G.C. Section 56375.3. The Commission has previously signaled its collective interest in proactively annexing unincorporated islands as part of its Island Annexation Program, which includes waiving the annexation application fee (an approximate \$6,000 fee waiver). A resolution of application from the City of Napa is required in order to use G.C. Section 56375.3. The interested landowner has met with LAFCO and City of Napa staff separately to discuss and potentially initiate the annexation process. An application from the City may be submitted to the Commission within the next several months.

